155.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,900 / 680,900
					USE VALUE:	680,900 / 680,900
					ASSESSED:	680,900 / 680,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORCORAN LUCILLE C	
Owner 2:		
Owner 3:		
Street 1:	146 GEORGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1402 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	260,900		420,000	680,900
Total Card	0.138	260,900		420,000	680,900
Total Parcel	0.138	260,900		420,000	680,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.66 | /Parcel: 485.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	103159
GIS Ref	
GIS Ref	
Insp Date	07/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0014.0

!12156!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,900	0	6,000.	420,000	680,900	680,900	Year End Roll	12/18/2019
2019	101	FV	212,800	0	6,000.	420,000	632,800	632,800	Year End Roll	1/3/2019
2018	101	FV	219,500	0	6,000.	354,000	573,500	573,500	Year End Roll	12/20/2017
2017	101	FV	219,500	0	6,000.	324,000	543,500	543,500	Year End Roll	1/3/2017
2016	101	FV	219,500	0	6,000.	276,000	495,500	495,500	Year End	1/4/2016
2015	101	FV	214,100	0	6,000.	240,000	454,100	454,100	Year End Roll	12/11/2014
2014	101	FV	214,100	0	6,000.	222,000	436,100	436,100	Year End Roll	12/16/2013
2013	101	FV	214,100	0	6,000.	211,200	425,300	425,300		12/13/2012

PRINT

Date	Time
12/11/20	02:16:00

LAST REV

Date	Time
07/09/18	11:38:58

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12156

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7912-336		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	103159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2011	130	Manual	6,582					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2018	Inspected	PH	Patrick H
5/21/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	355	PATRIOT
11/23/1999	Meas/Inspect	270	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354490
Depreciation:	93585
Depreciated Total:	260905

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

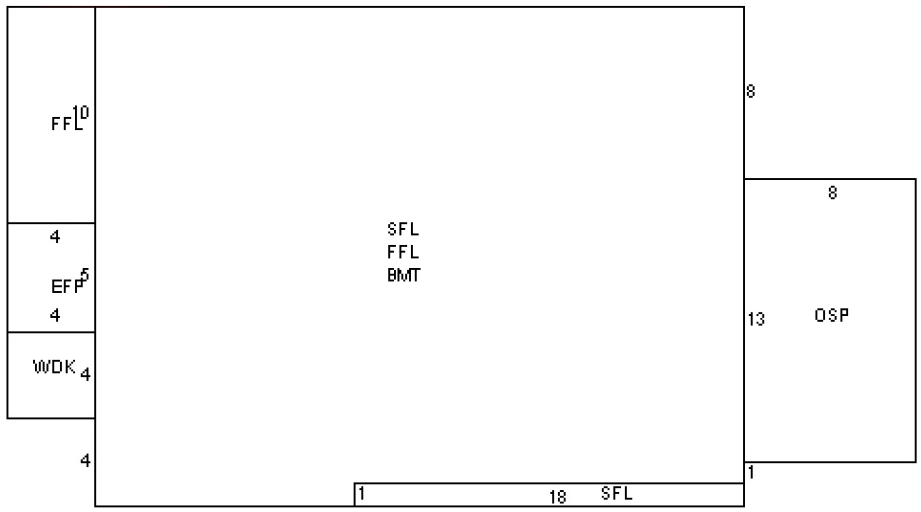
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	117.84
Final Total:	260900	Val/Su SzAd	186.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	712	168.730	120,138
SFL	Second Floor	690	168.730	116,426
BMT	Basement	672	50.620	34,017
OSP	Screen Porch	104	35.600	3,702
EFP	Enclos Porch	20	72.590	1,452
WDK	Deck	16	16.000	256

Net Sketched Area:	2,214			Total:	275,991
Size Ad	1402	Gross Are	2214	FinArea	1402

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc